



City of Duluth
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197
218-730-5580 • Fax: 218-730-5904 • www.duluthmn.gov

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Memorandum

Date: October 31, 2013

To: Planning Commission

From: Kyle Deming, Planner II

RE: PL13-123 – Historic Resource Designation of Chester Park United Methodist Church

Planning Commission role: This is on your agenda because the Planning Commission, in addition to the Heritage Preservation Commission, is required to review and make recommendation on any property or district proposed for designation as Duluth Historic Landmark.

Designation process: The Heritage Preservation Commission held a public hearing on October 22, after having notified all property owners within 350 feet of the site, and voted unanimously to recommend the designation as a Duluth Historic Landmark. Their recommendation is based on historical, cultural and architectural features. The Planning Commission's evaluation is supposed to "consider potential effects on the surrounding neighborhood, economics, environment and other planning considerations." For more about the Historic Resource Designation process please see (attached) UDC Sec. 50-37.8.

Site characteristics: Basic information about the site can be found in the attached nomination document prepared by the applicant, First United Methodist Church (current owner) and Stacey Dimberio (proposed purchaser). The congregation has not been meeting at the site since 2012 when it merged with First United Methodist Church.

Shape/size: The property is roughly triangular in shape (see attached aerial image), 25,809 SF, with the legs of the triangle being roughly 266' x 170' x 314.

Access/parking: The front doors of the church face 18th Ave. E. The 20 vehicle parking lot is accessed off of the E. 9th St. alley (20' wide) to the side of the church. An additional 16' wide alley abuts the third side of the church property. The church also owns a 50' x 140' lot diagonally across the alley and 18th Ave. E. where additional parking has been created with access via the alley.

Other: The property slopes downward approximately 20' from north to south. The site is completely altered with the church building, asphalt parking spaces, and landscaped lawn. A monument sign is located at the property line in front of the church.

Surrounding neighborhood:

Land use: The aerial photo shows the surrounding neighborhood that appears to be modest single-family dwellings on small lots (typically 40' x 125' or 50' x 140') with alley access to garages. At the intersection of 19th Ave. E. and E. Eighth St. is a small business district with approximately 6 businesses, including a popular neighborhood restaurant.

Streets: 18th Ave. E., a Local street, departs from the street grid just past the church and leads to Chester Park two blocks west of the site. 19th Ave. E. is an Urban Collector street leading from College St. with UMD and CSS down into the Endion neighborhood. E. Eighth St., half a block down from the church is an east-west Minor Arterial connecting 6th Ave. E. to Woodland Ave.

Transit: E. Eighth St. and 19th Ave. E. provide regular transit service from Downtown to UMD seven days per week.

Zoning and Comprehensive Plan: The site and surrounding area are zoned R-1, Residential-Traditional, which is consistent with the Comprehensive Plan Future Land Use Map designation for the property of Traditional Neighborhood.

Staff evaluation of criteria for designation

The largest impacts of designating this property a Duluth Historic Landmark are the stability it will give to the physical site features (neighborhood impacts) and the potential that additional resources might be made available to support the maintenance and enhancement of the facilities (economic impacts).

Neighborhood impacts: Designation of the subject property a Duluth Historic Landmark will require the property to be reviewed for a Historic Construction/Demolition Permit by the Heritage Preservation Commission pursuant to Sec. 50-37.14 whenever the following activities are proposed for the site (see Sec. 50-18.3.C):

1. Construction and demolition activities, including all street and utility activities, shall be approved pursuant to Section 50-37.14;
2. The issuance of city permits to do any of the following shall be approved pursuant to Section 50-37.14:
 - (a) Remodel, repair or alter in any manner that will change the exterior appearance;
 - (b) New construction, including parking facilities;
 - (c) Move a building;
 - (d) Change the nature or appearance of a designated historic preservation landmark or district, including landscape features;
 - (e) Demolition in whole or in part.

This will result in the buildings and grounds largely remaining as they are today unless the Heritage Preservation Commission finds ". . . the application complies with all applicable provisions of this Chapter and state law and that the work to be performed shall not adversely affect the historic preservation landmark or district based on adopted historic preservation guidelines (Sec 50.14.C)."

Keeping the buildings and grounds of the site largely intact will provide stability to the neighborhood, preventing such things as the demolition of the buildings and replacement of such with additional homes or other uses permitted in R-1. Additional neighborhood impacts may result if the UDC is changed to allow adaptive reuse, as is being considered by this commission and City Council at this time, additional uses may be allowed in this R-1 district that are not typically allowed, but with a separate public process through review of a Special Use Permit.

Economic impacts: Designating the property a Duluth Historic Landmark may provide assistance in the designation of the property a National Historic Landmark, which allows the property owner to apply for historic tax credits. Historic tax credits can be used to fund restoration and improvements to the property in a manner that is consistent with the Secretary of the Interior's historic preservation requirements. Additionally, if the UDC is amended as described above it may allow for the reuse of the building by a party who can afford to maintain the building and grounds since the reuse of the facility as a church may not be a viable option.

Environmental impacts: The building is in the middle of a rather dense single-family neighborhood so the natural environment has been heavily altered. Designation as a Duluth Historic Landmark will have no environmental impact.

50-37.8 Historic Resource Designation

A. Application

An application for historic resource designation shall be filed pursuant to Section 50-37.1.B.

B. Procedure

1. Review and Recommendation by Heritage Preservation Commission

The heritage preservation commission shall review the application, submit the application to the planning commission, conduct an investigation and public hearing pursuant to Section 50-37.1.I, with public notice as required by Section 50-37.1.H, make a recommendation to council, and report on the historical, cultural and architectural significance of the buildings, structures, sites or objects proposed for designation. The report shall also attempt to determine the economic status of the property or properties by providing information such as assessed value, recent real estate transactions and other appropriate data. A copy of the report shall be sent to the state historic preservation officer for review and comment in accordance with MSA 471.193. Any comments made by the planning commission and state historic preservation officer regarding a proposed designation must be included in the commission's recommendation to the council.

2. Review and Recommendation by Planning Commission

The planning commission shall review the application and make a recommendation to the heritage preservation commission and council. In its review and recommendation, the commission shall consider potential effects on the surrounding neighborhood, economics, environment and other planning considerations.

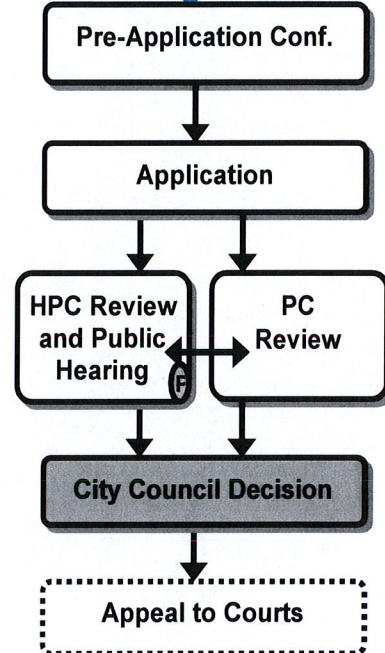
3. Designation by Council

Upon receipt of the report and recommendation of the heritage preservation commission, the council shall make a decision to approve, approve with modifications or deny the designation, in whole or part, based on the criteria in subsection C below. The council action shall be by ordinance.

4. Registration of Historic Sites

The city clerk shall record or file with the county recorder the legal description of all properties affected by the council action. The city clerk shall also distribute an official list of all locally designated historic preservation landmarks and districts to the land use supervisor and the state historic preservation officer.

Historic Resource Designation



P Indicates Public Hearing Required

C. Criteria

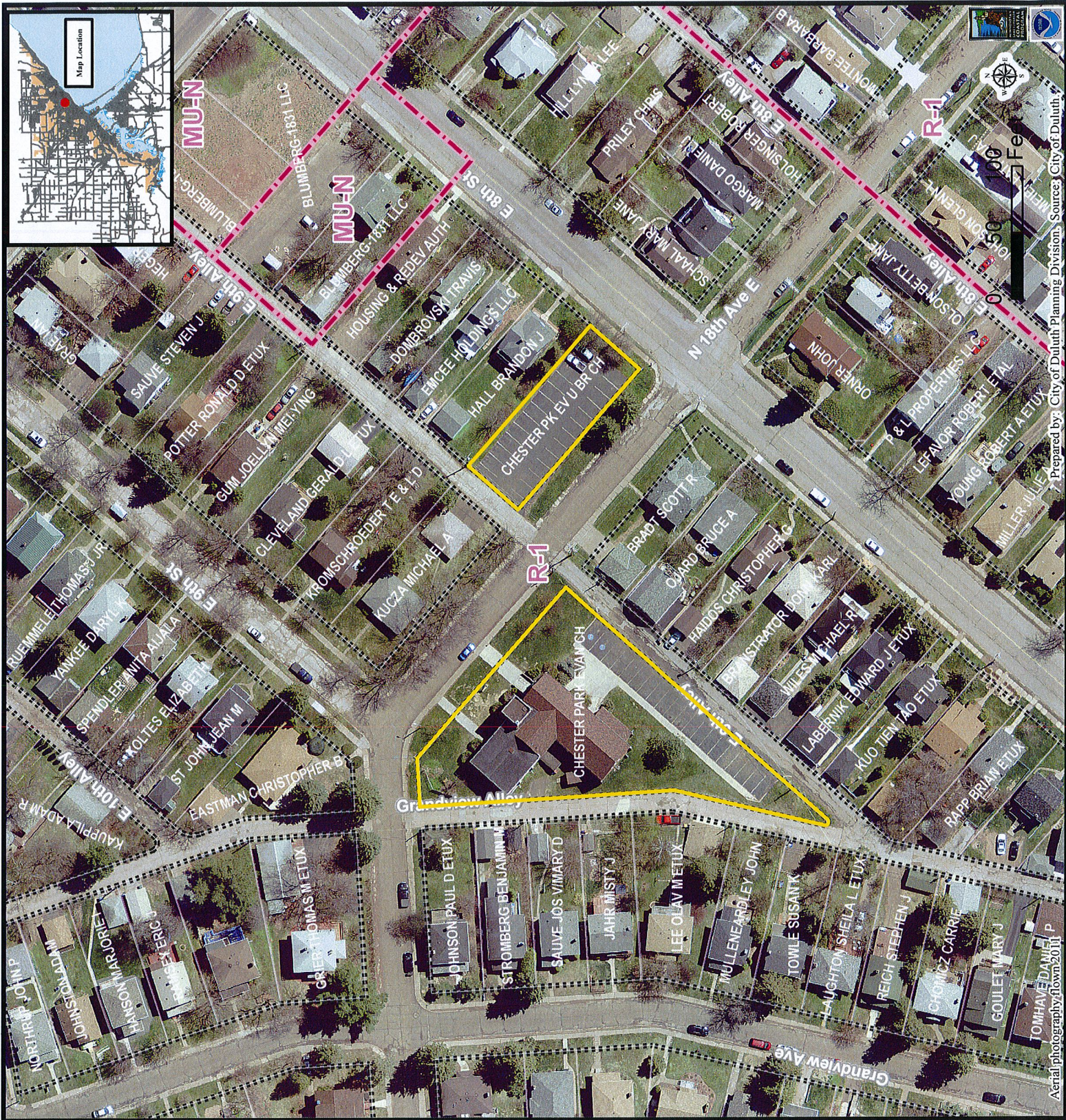
Historic preservation landmarks and districts shall only be designated when the property or properties are found to meet one of the following criteria:

1. It has character, interest or value as part of the development, heritage or cultural characteristics of the city, state, or the United States;
2. Its location was a site of a significant historical event;
3. It is identified with a person or persons who significantly contributed to the culture or development of the city, state, or the United States;
4. It embodies a distinguishing characteristic of an architectural type;
5. It is identified as the work of an architect or master builder whose individual work has influenced the development of the city or state;
6. It embodies elements of architectural design, detail, materials or craftsmanship that represents significant architectural innovation;
7. Its unique location or singular physical characteristics represents an established and familiar visual feature of a neighborhood, community or city.



City Planning

Chester Park United Methodist
Church - 819 N. 18th Ave. W.



Legend

Right-of-Way Type

..... Road or Alley ROW

..... Vacated ROW

Easement Type

..... Utility Easement

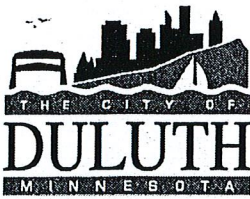
..... Other Easement

..... Zoning (Final)

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

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PL 13-123



City of Duluth
Planning and Construction Services

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APPLICATION COVER SHEET

Check One Box

☐ Appeal to Planning Commission - \$350

☐ Concurrent Use of Streets Permit - \$700

☐ District Plan Adoption or Amendment - \$1,000

☐ Environmental Review - \$2,500

☐ Historic Construction or Demolition Permit - \$50

☒ Historic Resource Designation - \$75

☐ Interim Use Permit \$650

☐ Planning Review - \$800

☐ Sidewalk Use Permit - \$100

☐ Special Use Permit, General - \$800

☐ Special Use Permit, Wireless Telecommunications

☐ Application, Modifying or Co-locating - \$2,500

☐ Application, New Tower - \$5,000

☐ Escrow Deposit - \$8,500

☐ Subdivision Plat Approval or Amendment

☐ Concept Plan - \$250

☐ Preliminary Plat - \$1000

☐ Final Plat - \$750

☐ Quick Plat/RLS - \$250

☐ Amendment/Boundary Line Adjustment - \$250

☐ UDC Zoning Map Amendment - \$800

☐ Vacation of Street - \$700

☐ Variance - \$600

☐ Wetland, De Minimis, Delineation, or No Loss - \$150

☐ Wetland, Replacement Plan - \$400

☐ Zoning Verification Letter - \$85

CONTACT INFORMATION:

Applicant/Owner First United Methodist Church

Phone 218-727-5021 Email pastor@fumcduluth.com

Address 230 E. Skyline Parkway

City Duluth State MN Zip 55811

Owner's Agent (if applicable) Stacey Dimberio

Phone 218-728-6080 Email cursta@epiinternet.com

Address 1600 London Road

City Duluth State MN Zip 55812

APPLICATION INFORMATION:

Street Address and Zoning of Property 819 N 18th Ave E

Parcel ID Number Parcel A Lots 13, 14, 15, 16 Block 4 Park Drive

Briefly Describe the Reasons for this Request: Division

see attached Parcel B Lot 16, Block 3 Park Drive Division

Parcel C Lot 16, Block 20 Highland Park Addition Division

See attached

(Attach additional pages if necessary. Include all required submittal information)

The undersigned hereby represents upon all of the penalties of law for the purpose of inducing the City of Duluth to take the action herein requested, that all statements herein and attached are true and that all work herein mentioned will be done in accordance with the Ordinances of the City of Duluth and the laws of the State of Minnesota.

Daniel A. Band pastor / Stacey Dimberio
Signature of Applicant

9/5/2013
Date

Reminder: include application checklist (if applicable) and all supporting information. Submit completed information to Room 210, One Stop Shop.

Notice: documents provided to the City may be public data.

Revised January 10, 2013

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2-1

Rationale for Requesting Chester Park United Methodist Church, 819 North 18th Ave. East, Be Classified as a Locally Designated Property in the City of Duluth

Revised September 26, 2013

The primary reason for seeking to classify the Chester Park United Methodist Church building as a locally designated property, having historical significance in the city of Duluth is that we would like to see the building re-used in a way that serves the good of the neighborhood and the wider community, since it no longer serves as the home of an active church congregation.

In 2012, the congregation at Chester Park United Methodist Church made the decision to merge with First United Methodist Church. The "new" First United Methodist Church became the owner of the Chester Park property, but given our facility at 230 E. Skyline Parkway, we are not in need of the Chester Park building for the work of our church. We have put the church on the market and have an interested buyer in Stacey Dimberio, who would like to house her dance studio in the church. The current zoning of the property (R1) prevents this from being a simple sales transaction, as R1 zoning does not permit special use by an art school. Having the property locally designated as of historic interest would allow its re-purpose. Ms. Domberio has indicated her willingness to work with the historic designation as a part of her business plan for the building, and is a co-applicant with First United Methodist Church in this process.

Beyond the straight-forward desire on the part of the church to sell the building to a willing buyer who will both be a great neighbor and contribute to the community, we believe this building has genuine historic value to the neighborhood and city.

The Chester Park United Methodist Church was built in 1928 to house what was then the Chester Park Evangelical Church. The Evangelical Church was a denomination formed in the United States with beginnings among German immigrants in Pennsylvania. The denomination later became The Evangelical United Brethren Church before merging with the Methodist Church to become the United Methodist Church. I mention all this church history because the Chester Park Evangelical Church was the only church of its denomination in the city until that 1968 merger creating The United Methodist Church. The building even had the honor of hosting the annual meeting of the state-wide conference of the Evangelical Church in 1948.

While the Evangelical Church had its beginnings among German-speaking people, its outreach was not limited to German speakers. For instance, in the Milwaukee area, the Evangelical Church had an active ministry in the Italian-American community. The Evangelical Church in Duluth does not, to our knowledge, have a distinct ethnic identity. It did, however, achieve a significant community identity.

The current Chester Park building was built in 1928, but the congregation had its beginnings in 1896. Then it was Hope Evangelical Church and its building was located on Sixth Avenue East and Fifth Street. Moving to the current location the church changed its name to reflect its new community. It became an integral part of the neighborhood, the only church so located. It is a landmark in that area. The church provided a place for voting. For fifty years, the church served a roast beef dinner that, while being a fund-raiser, brought people from the neighborhood together. Over the years, the church building was opened to many community groups, and even after it closed, the Duluth East Choraliers held their holiday concert there.

Architecturally, the original building was designed by the Duluth architect A. Reinhold Melander, a well-respected designer. Melander was a graduate of Duluth Central High School and the University of Minnesota School of Architecture. Melander designed the building in the Neo-Gothic Revival style and among its significant features are: gothic arched windows, stained glass surrounds, stone sills, bell tower and brick and stone buttresses. The structure was added on to in 1954, with some sanctuary remodeling in 1967, but both done in such a way that the integrity of the original design was respected. This building is both a fine example of the Neo-Gothic Revival style and of the work of A. Reinhold Melander.

We believe these historic and architectural features merit the consideration of Chester Park United Methodist Church as a locally designated property of historic significance.

HISTORIC PRESERVATION COMMISSION
LOCAL LANDMARK NOMINATIONI. Name of PropertyA. Historic: *Chester Park Evangelical Church*B. Common: *Chester Park United Methodist Church*II. LocationA. Address: *819 North 18th Avenue East*B. Legal Description: *Parcel A Lots 13, 14, 15, 16 Block 4 Park Drive Division**Parcel B Lot 16, Block 3 Park Drive Division**Parcel C Lot 16, Block 28 Highland Park Addition to Duluth*III. ClassificationA. Type of Property: *Church*B. Current Use: *Part-time church*C. Current Zoning: *R1*IV. Current OwnerA. Name: *First United Methodist Church*B. Address: *230 East Skyline Parkway, Duluth, MN 55811*C. Telephone: *218-727-5021*V. Property StatusA. Occupied/Vacant: *Part-time occupation*B. Assessed Value: *\$299,000 – Property has never been assessed*C. Condition: *Good*VI. Historical BackgroundA. Year Built: *1928*B. Architect and/or Builder: *A. Reinhold Melander*C. Original Site: *Current Site*D. Altered/Unaltered: *Addition, 1954; Remodel, 1967*E. Architectural Style: *Neo-Gothic Revival*VII. Description of Property*Church, Neo Gothic style*VIII. Present Condition*Good. As per the inspection dated 06/19/2013*IX. Statement of Significance

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X. Findings On Designation Criteria

The following criteria are established by ordinance as the basis for designation of a site/district, with the requirement that the property proposed for designation meet at least one of the criteria.

Findings responding to each of the criteria are as follows:

A. It has character, interest, or value as part of the development, heritage, or cultural characteristics of the City of Duluth, State of Minnesota, or the United States.

This two-story Neo-Gothic Revival Church, Chester Park United Methodist Church, was designed in 1928 by A. Reinhold Melander for the Evangelical Church. Its significant features include gothic arched windows, stained glass, stone surrounds, stone sills, bell tower, and brick and stone buttresses. Chester Park United Methodist Church was surveyed in 1984 and is deemed a generally important structure that contributes significantly to the heritage of Duluth. Chester Park United Methodist Church is a fine example of Neo-Gothic Revival style in the East End survey area and in the greater Duluth area. Chester Park United Methodist Church also embodies the distinctive characteristic of a type, period, or method of construction while representing the work of a master architect in Duluth.

B. Its location was a site of a significant historical event.

Historically, the Evangelical Church was a denomination formed in the United States with beginnings among German immigrants in Pennsylvania. The denomination later became The Evangelical United Brethren Church before merging with the Methodist Church to become the United Methodist Church. This history is stated because the Chester Park Evangelical Church was the only church of its denomination in the city of Duluth until that 1968 merger creating The United Methodist Church. The building even had the honor of hosting the annual meeting of the state-wide conference of the Evangelical Church in 1948.

C. It is identified with a person or persons who significantly contributed to the cultural development of the City of Duluth, State of Minnesota, or the United States.

Architecturally, the original building was designed by the Duluth architect A. Reinhold Melander, a well-respected designer. A. Reinhold Melander was a graduate of Duluth Central High School and the University of Minnesota School of Architecture. He taught architecture at the U. of M. and the University of North Dakota for two years before partnering with Harold Starin in Duluth in 1924. During World War I he spent 21 months in France as a lieutenant of engineers. He established himself in Duluth with the firm of Starin and Melander. In 1930 he organized his own firm, A. Reinhold Melander Architects Inc., which in 1957 became Melander, Fugelso and Associates. In 1971 he joined with his son Donald K. to form the firm of Melander and Melander. From 1956 through 1964 he was on the executive board of the National Council of Architectural Registration Boards and served this group as president for two years.

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D. It embodies a distinguishing characteristic of an architectural type.

Chester Park United Methodist Church is a fine example of Neo-Gothic Revival style in the East End survey area and in the greater Duluth area representing the work of master architect, A. Reinhold Melander, in Duluth.

E. It is identified as the work of an architect or master builder whose individual work has influenced the development of the City of Duluth or the State of Minnesota.

A. Reinhold Melander was primarily known for his work on institutions—hospitals, schools and churches—throughout the upper midwest region. The buildings included:

- *All three general hospitals in Duluth (St. Luke's, St. Mary's, and Miller-Dwan)*
- *The general hospital in International Falls*
- *First Lutheran and First United Methodist churches*
- *The Northwestern Bank of Commerce*
- *The North Shore State Bank*
- *Somers Hall and the Science Building on the College of St. Scholastica campus*
- *The Duluth Post Office,*
- *Dormitories at Bemidji State University*
- *Duluth junior high schools*

F. It embodies elements of architectural design, detail, materials, and craftsmanship which represent significant architectural innovation.

Following with the Neo-Gothic Revival architectural style, the Chester Park United Methodist Church significant features include gothic arched windows, stained glass, stone surrounds, stone sills, bell tower, and brick and stone buttresses. Chester Park United Methodist Church also represents the work of a master architect, A. Reinhold Melander, in Duluth.

G. Its unique location or singular physical characteristics represent an established and familiar visual feature of a neighborhood, community, or the City as a whole.

The primary reason for seeking to classify the Chester Park United Methodist Church building as a locally designated property, having historical significance in the city of Duluth is that we would like to see the building re-used in a way that serves the good of the neighborhood and the wider community, since it no longer serves as the home of an active church congregation.

XI. Conclusions

A. Points in Favor:

It is our conclusion, based on the information in this report and by the study done by the City of Duluth Historic Resources Inventory Area-Phase IV project funded through a grant from the United States Department of the Interior, administered through the Minnesota Historical Society, under the authority of the National Historic Preservation Act of 1966, that the City of Duluth has already recommended this property as a candidate for historical designation. With this prior recommendation from the city and the meeting of the criteria presented here, this is a property worthy of Historical Designation.

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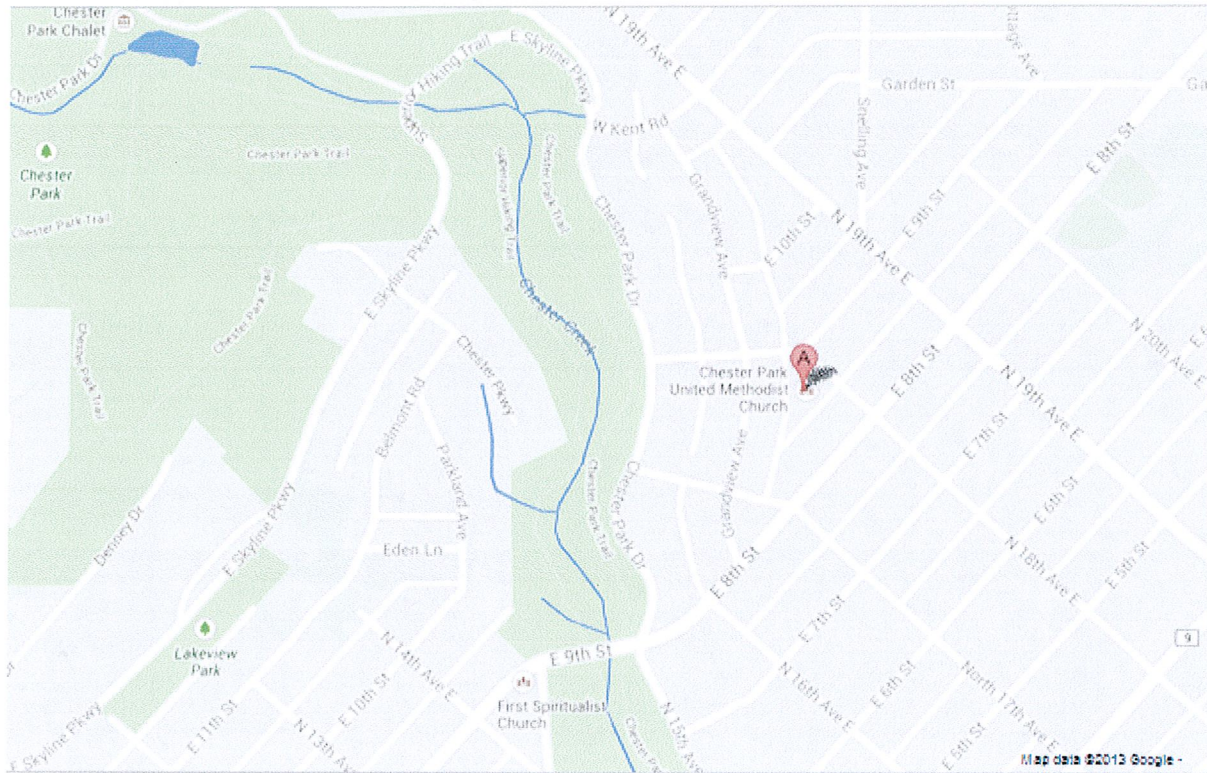
C.-13

XII. Attachments

A. Bibliography

Larson, Jill. *Intensive Survey of Historic Resources in Duluth's East End (Part 1)*, 2007.
Pearson, Marjorie, Ph.D.; Nelson, Sara J.; Schmidt, Andrew. *Historic Resources Inventory for the East End Residential Area-Phas IV Duluth, Saint Louis*. 2012

B. Location Map



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C. Photos of subject property

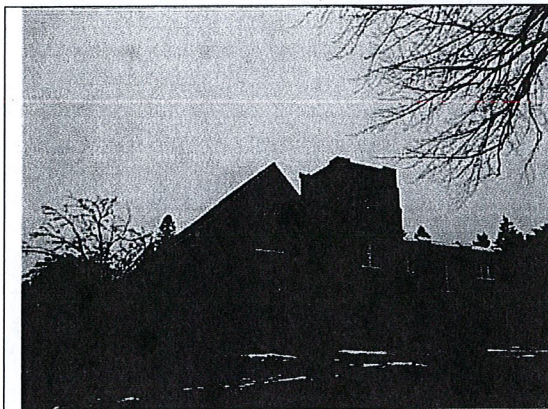


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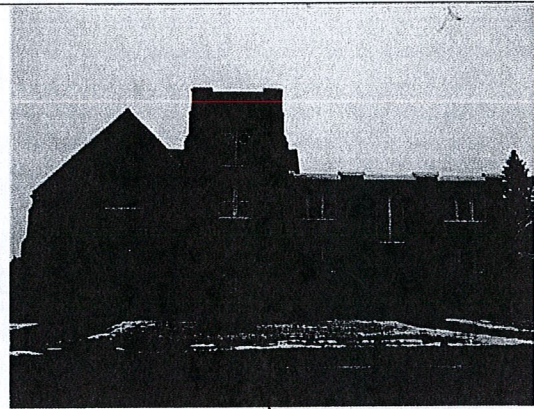
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Chester Park Evangelical Church (Resource # 352, SL-DUL-1936)
819 North 18th Avenue East

This two-story Neo-Gothic Revival Church was designed in 1928 by A. Reinhold Melander for the Evangelical Church. Significant features include: gothic arched windows, stained glass, stone surrounds, stone sills, bell tower, and brick and stone buttresses. The building was surveyed in 1984 and included in the Group II category which means it is a generally important structure that contributes significantly to the heritage of Duluth. Because Chester Park Evangelical Church is a religious property it must be evaluated under Criterion Consideration A. The resource was constructed by a religious institution; it is presently owned by a religious intuition and is used for religious purposes. "A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents."⁵⁴ The church is a fine example of Neo-Gothic Revival style in the East End survey area and in the greater Duluth area. Chester Park Evangelical Church is recommended eligible under Criterion C because it embodies the distinctive characteristics of a type, period, or method of construction, and because it represents the work of a master architect in Duluth.



819 North 18th Avenue East



819 North 18th Avenue East

⁵⁴ National Register Bulletin 1990/1997:26.

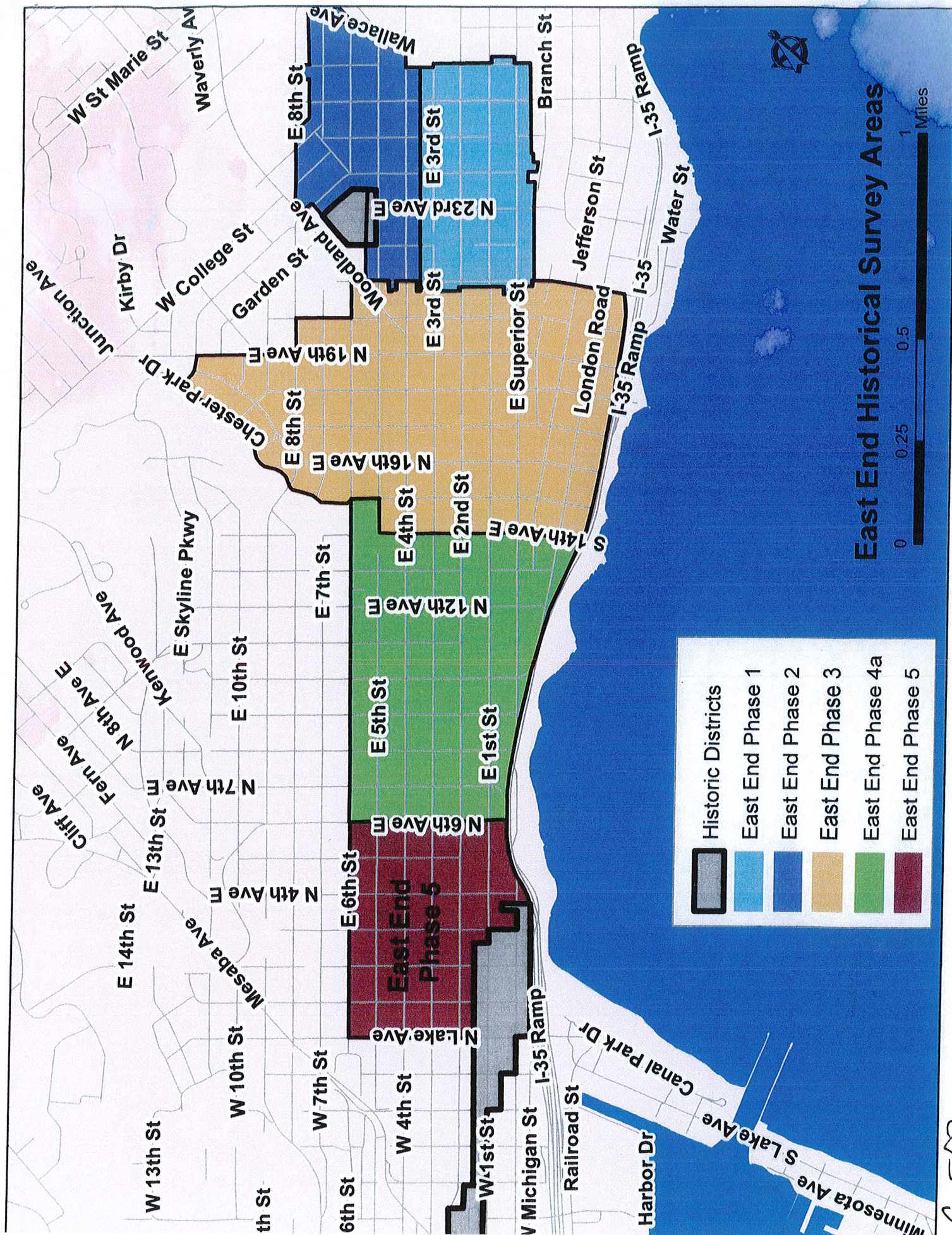
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289	SL-DUL-3248	Duplex	1514-1516 JEFFERSON ST	Duplex	Craftsman	1923	Not eligible
290	SL-DUL-0500	Apartment	1518-1520 JEFFERSON ST	Apartment	Classical Revival	1909	Eligible-part of MPDF
294	SL-DUL-3252	Alvarado	1605-1607 JEFFERSON ST	Apartment	Victorian	1909	Eligible-part of MPDF
300	SL-DUL-3253	House	1617-1619 JEFFERSON ST	House	Craftsman	1915	Not eligible
301	SL-DUL-0486	Apartment	1622-1624 JEFFERSON ST	Apartment	Classical Revival	1913	Eligible-part of MPDF
303	SL-DUL-0488	Apartment	1709-1711 JEFFERSON ST	Apartment	Victorian	1911	Eligible-part of MPDF
305	SL-DUL-0490	Apartment	1725-1727 JEFFERSON ST	Apartment	Craftsman	1914	Eligible-part of MPDF
310	SL-DUL-0497	Duplex	1828-1830 JEFFERSON ST	Duplex	Victorian	1905	Eligible-part of MPDF
311	SL-DUL-0498	Apartment	1829-1831 JEFFERSON ST	Apartment	Victorian	1907	Eligible-part of MPDF
315	SL-DUL-0586	Salter School	1600 LONDON RD	School	Classical Revival	1909	Eligible-Criterion C
316	SL-DUL-3255	Duplex	1831 LONDON RD	Duplex	Classical Revival	1908	Eligible-part of MPDF
317	SL-DUL-3256	House	1917 LONDON RD	House	Craftsman	1919	Not eligible
318	SL-DUL-0588	Coca-Cola Plant	2002 LONDON RD	Industry	Moderne	1946	Not eligible
319	SL-DUL-0056	Bruen House	1429-1431 LONDON RD	Duplex	Neoclassical	1901	Eligible-part of MPDF
320	SL-DUL-1906	Apartment	216 N 14TH AVE E	Apartment	Colonial Revival	1911	Eligible-part of MPDF
325	SL-DUL-3260	House	316 N 15TH AVE E	House	Folk Victorian	1902	Not eligible
326	SL-DUL-1918	Children's Home Society	504 N 15TH AVE E	Apartment	Colonial Revival	1903	Eligible-Criteria A & C
321	SL-DUL-3257	Apartment	117-119 N 15th AVE E	Apartment	Victorian	1908	Eligible-part of MPDF
322	SL-DUL-3258	Townhome	208-214 N 15TH AVE E	Townhomes	Victorian	1901	Eligible-part of MPDF
323	SL-DUL-1912	Apartment	216-218 N 15TH AVE E	Apartment	Colonial Revival	1904	Eligible-part of MPDF
324	SL-DUL-3259	Townhome	219-225 N 15TH AVE E	Townhomes	Victorian	1891	Eligible-part of MPDF
327	SL-DUL-1920	Apartment	121 N 16th AVE E	Apartment	Spanish Revival	1927	Eligible-part of MPDF
329	SL-DUL-1921	Eischen House	221 N 16TH AVE E	House	Craftsman	1909	Potentially local designation
330	SL-DUL-1923	McLean House	320 N 16TH AVE E	House	Prairie	1910	Eligible-Criterion C
331	SL-DUL-1924	Harris House	330 N 16TH AVE E	House	Folk Victorian	1911	Potentially local designation
332	SL-DUL-3262	House	427 N 16TH AVE E	House	Folk Victorian	1903	Not eligible
333	SL-DUL-3263	House	529 N 16TH AVE E	House	Folk Victorian	1909	Not eligible
334	SL-DUL-3264	House	602 N 16TH AVE E	House	Craftsman	1912	Not eligible
335	SL-DUL-3265	House	608 N 16TH AVE E	House	Colonial Revival	1911	Not eligible
336	SL-DUL-3266	House	620 N 16TH AVE E	House	Craftsman	1914	Not eligible
337	SL-DUL-3267	House	701 N 16TH AVE E	House	Tudor	1927	Not eligible
338	SL-DUL-3268	House	702 N 16TH AVE E	House	Craftsman	1926	Not eligible
328	SL-DUL-3261	Apartment	15-17 N 16TH AVE E	Apartment	Colonial Revival	1911	Eligible-part of MPDF
339	SL-DUL-1928	House	118 N 17TH AVE E	House	Victorian	1910	Not eligible
340	SL-DUL-3269	House	418 N 17TH AVE E	House	Craftsman	1913	Not eligible
341	SL-DUL-1930	Apartment	502 N 17TH AVE E	Apartment	Victorian	1915	Eligible-part of MPDF
342	SL-DUL-3270	House	514 N 17TH AVE E	House	Tudor	1929	Not eligible
343	SL-DUL-3271	House	612 N 17TH AVE E	House	Craftsman	1913	Not eligible
344	SL-DUL-3272	House	629 N 17TH AVE E	House	Craftsman	1921	Not eligible
345	SL-DUL-3273	House	709 N 17TH AVE E	House	Craftsman	1921	Not eligible
346	SL-DUL-3274	House	17 N 18TH AVE E	House	Victorian	1900	Not eligible
347	SL-DUL-3275	Commercial Building	318 N 18TH AVE E	Commercial/Dwelling	One-part Commerical Block	1912	Not eligible
348	SL-DUL-3276	House	414 N 18TH AVE E	House	Stick	1893	Not eligible
349	SL-DUL-3277	House	419 N 18TH AVE E	House	Craftsman	1910	Not eligible
350	SL-DUL-3278	House	518 N 18TH AVE E	House	Craftsman	1927	Not eligible
351	SL-DUL-1935	Parkhurst House	616 N 18TH AVE E	House	Prairie	1924	Eligible-Criterion C
352	SL-DUL-1936	Chester Park Evangelical Church	819 N 18TH AVE N	Church	Neo Gothic	1928	Eligible-part of district
357	SL-DUL-3283	House	414 N 19TH AVE E	House	Craftsman	1927	Not eligible
358	SL-DUL-3284	House	430 N 19TH AVE E	House	Colonial Revival	1923	Not eligible
359	SL-DUL-3285	E. Fride House	629 N 19TH AVE E	House	Craftsman	1922	Potentially local designation
360	SL-DUL-3286	House	701 N 19TH AVE E	House	Craftsman	1926	Not eligible

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